

Single Family Residence **RESIDENTIAL**

81 RICHARDS RD

WHITE RIVER JUNCTION, VT 05001

\$628,592 TopHap Estimate · \$260 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,419 ft²

LIVING AREA

6.08 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$629K

\$590K low

\$667K high

Last Sale

\$210,000 · Jul 3, 2012

Est. Owner Equity

\$628,592

TAX & ASSESSMENT

Property Tax	\$6,613 (2024)
Assessed Value	\$320,400
Previous Assessed	\$202,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	WINDSOR
Lot (acres)	6.08
Roof	Shingle
Heating	Forced Air With Air Conditioning
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1
FLOOD

10
WILDFIRE

52
HEAT

94
STORM

3
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 12, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ottawaquechee School	Elementary	PK–5	3.7 mi
Hartford Memorial Middle School	Middle	6–8	5.9 mi
Hartford High School	High	9–12	5.9 mi

District: Hartford School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 05001

112 CRIME INDEX	89 AIR POLLUTION	10,826 POPULATION	\$73K MEDIAN IN-COME	43°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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